

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

201/281 Barkers Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,730,000

### Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Kew

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

|   | Address of comparable property          | Price       | Date of sale |
|---|-----------------------------------------|-------------|--------------|
| 1 | 310/35 Camberwell Rd HAWTHORN EAST 3123 | \$2,280,000 | 26/11/2024   |
| 2 | 107/367 Cotham Rd KEW 3101              | \$1,840,000 | 28/09/2024   |
| 3 | 1/103 Brougham St KEW 3101              | \$2,280,000 | 21/09/2024   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/05/2025 12:46



4   
 2   
 2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$1,730,000

**Median Unit Price**

March quarter 2025: \$715,000

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

## Comparable Properties



**310/35 Camberwell Rd HAWTHORN EAST 3123 (VG)**

**Agent Comments**

4   
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**Price:** \$2,280,000

**Method:** Sale

**Date:** 26/11/2024

**Property Type:** Strata Unit/Flat



**107/367 Cotham Rd KEW 3101 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,840,000

**Method:** Private Sale

**Date:** 28/09/2024

**Property Type:** Apartment



**1/103 Brougham St KEW 3101 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$2,280,000

**Method:** Private Sale

**Date:** 21/09/2024

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9842 8888